



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

May 19, 2020

**Krupanidhi Koilada**

3722 Shipyard Boulevard, Suite E  
Wilmington, NC 28403

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed **Sunset Beach Duplex** in Sunset Beach, NC.

The NCDOT staff have reviewed the Sunset Beach Duplex Development TIA dated April 14, 2020. This development consists of:

- Phase 1
  - 216 dwelling units: Duplex (LUC 220)
  - Build Out 2025
- Phase 2 (including Phase 1)
  - 216 dwelling units: Duplex (LUC 220)
  - 75 dwelling units: Apartments (LUC 221)
  - 60 dwelling units: Senior Independent Living (LUC 251)
  - 7500 square feet: Medical Office (LUC 720)
  - Build Out 2028

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer:

**Phase 1:**

**NC 179 / NC 904 (Seaside Rd) and NC 179 BUS (Sunset Blvd N) / NC 179 / NC 904 (Beach Dr)** (signalized full movement intersection)

- No improvements are required.

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DISTRICT 3 ENGINEER'S OFFICE  
300 DIVISION DRIVE  
WILMINGTON, NC 28401-8883

*Telephone:* 910-398-9100  
*Customer Service:* 1-877-368-4968

*Website:* [ncdot.gov](http://ncdot.gov)

*Location:*  
300 DIVISION DRIVE  
WILMINGTON, NC 28401

**NC 179/ NC 904 (Seaside Rd) and NC 179 / SR 1163 (Old Georgetown Rd)**

(signalized full movement intersection)

- Provide a northbound right turn lane with 100 feet of storage, 50 feet of full width deceleration and 200 feet of taper.
- Note: this improvement was included in the analysis as committed improvement. If not already in place prior to Phase I, this will be the responsibility of the Sunset Beach Duplex Development.

**NC 179 / SR 1162 (Seaside Rd) and Proposed Site Access 1** (proposed stop controlled full movement T-intersection)

- Provide a northbound right turn lane with 75 feet of storage, 50 feet of full width deceleration and 100 feet of taper.
- Restripe the TWLTL to provide a southbound left turn lane with 100 feet of storage.
- Construct the westbound approach with one ingress and one egress lane.
- Provide stop control for the westbound approach.
- Provide 100 feet of internal protected stem.

**Phase 2:**

**NC 179 / NC 904 (Seaside Rd) and NC 179 BUS (Sunset Blvd N) / NC 179 / NC 904 (Beach Dr)** (signalized full movement intersection)

- No improvements are required.

**NC 179/ NC 904 (Seaside Rd) and NC 179 / SR 1163 (Old Georgetown Rd)**

(signalized full movement intersection)

- No improvements are required.

**NC 179 / SR 1162 (Seaside Rd) and Proposed Site Access 1** (proposed stop controlled full movement T-intersection)

- No further improvements are required.

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

The applicant is required to obtain all applicable Brunswick County and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Brunswick County technical standards and policies shall apply.

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Please contact me at 910-398-9100 with any questions regarding this approval.

Sincerely,

A handwritten signature in black ink, reading "Benjamin Hughes". The signature is fluid and cursive, with the first name "Benjamin" and last name "Hughes" clearly legible.

Benjamin T. Hughes, PE  
District Engineer  
Division 3, District 3

ec: Aaron LeBeau, Assistant District Engineer, NCDOT  
Jessi Leonard, PE, Division Traffic Engineer, NCDOT  
Eva Covarrubias, EI, Transportation Engineering Associate, NCDOT  
Daniel Cumbo, PE, Deputy District Engineer, NCDOT